

005.0

0002

0006.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
583,400 / 583,400
583,400 / 583,400
583,400 / 583,400

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 146 | | HERBERT RD, ARLINGTON |

OWNERSHIP

| | | | |
|-----------|--------------------|---------|---|
| Owner 1: | WEAVER KATHERINE M | Unit #: | 1 |
| Owner 2: | | | |
| Owner 3: | | | |
| Street 1: | 146 HERBERT RD | | |
| Street 2: | | | |

Twn/Cty: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: KIANG STUART C -

Owner 2: WIERNSMA GRACE -

Street 1: 146 HERBERT RD #1

Twn/Cty: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Stucco Exterior and 1503 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

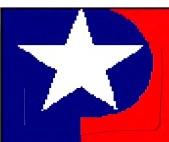
| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z | R2 | TWO FAMIL | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | 7105 | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102 | 0.000 | 580,100 | 3,300 | | 583,400 | | 197045 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 05/11/18 |



PRIOR ID # 1: 197045
PRIOR ID # 2:
PRIOR ID # 3:
PRIOR ID # 1:
PRIOR ID # 2:
PRIOR ID # 3:
ASR Map:
FACT DIST:
REVAL DIST:
YEAR:
LAND REASON:
BLD REASON:
CIVIL DISTRICT:
RATIO:

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | 005.0-0002-0006.A | | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------|------------|--|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | |
| 2022 | 102 | FV | 580,100 | 3300 | . | | 583,400 | | Year end | 12/23/2021 | |
| 2021 | 102 | FV | 563,000 | 3300 | . | | 566,300 | | Year End Roll | 12/10/2020 | |
| 2020 | 102 | FV | 554,400 | 3300 | . | | 557,700 | 557,700 | Year End Roll | 12/18/2019 | |
| 2019 | 102 | FV | 493,500 | 3300 | . | | 496,800 | 496,800 | Year End Roll | 1/3/2019 | |
| 2018 | 102 | FV | 436,300 | 3300 | . | | 439,600 | 439,600 | Year End Roll | 12/20/2017 | |
| 2017 | 102 | FV | 397,600 | 3300 | . | | 400,900 | 400,900 | Year End Roll | 1/3/2017 | |
| 2016 | 102 | FV | 397,600 | 3300 | . | | 400,900 | 400,900 | Year End | 1/4/2016 | |
| 2015 | 102 | FV | 367,300 | 3300 | . | | 370,600 | 370,600 | Year End Roll | 12/11/2014 | |

| SALES INFORMATION | | | | | | | | TAX DISTRICT | | | PAT ACCT. | | |
|-------------------|-----------|------|-----------|-------------|--|------------|----|--------------|-------|-------|-----------|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | | Sale Price | V | Tst | Verif | Notes | | | |
| KIANG STUART C, | 56880-484 | | 5/20/2011 | | | 370,000 | No | No | | | | | |
| KIANG STUART C | 47758-394 | | 7/5/2006 | Family | | 1 | No | No | | | | | |
| ANGELL JOANNE | 30372-173 | | 7/1/1999 | | | 250,000 | No | No | | | | | |
| ANGELL JOANNE | 27476-336 | | 7/14/1997 | Convenience | | 99 | No | No | F | | | | |

| BUILDING PERMITS | | | | | | | | | | | | ACTIVITY INFORMATION | | | | | |
|------------------|--------|---------|--------|-----|------------|----------|------------|---------|-----------|----------|-----|----------------------|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | | |
| 8/29/2001 | 599 | Re-Roof | 2,500 | C | | | | | 5/11/2018 | Measured | DGM | D Mann | | | | | |
| | | | | | | | | | 5/6/2000 | | 197 | PATRIOT | | | | | |

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | |
|--|-------------------|--------|-------------------------|---------------------------|-----------------|------------|-------|---|------------|-----|-----|---------------|------|-------|------------|------------|--------------|
| Type: 99 - Condo Conv | | | | Full Bath: 1 | Rating: Good | | | CONDO CONVERSION 7/95, Building Number 1; | | | | | | | | | |
| Sty Ht: 2A - 2 Sty +Attic | | | | A Bath: | Rating: | | | FIRST FLR UNIT. | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | |
| Foundation: 2 - Conc. Block | | | | A 3QBth: | Rating: | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: | Rating: | | | | | | | | | | | | |
| Prime Wall: 6 - Stucco | | | | A HBth: | Rating: | | | | | | | | | | | | |
| Sec Wall: 8 - Brick Veneer | 25% | | | OthrFix: | Rating: | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | OTHER FEATURES | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Good | | | 1st Res Grid Desc: Line 1 # Units 1 | | | | | | | | | |
| Color: BEIGE | | | | A Kits: | Rating: | | | | | | | | | | | | |
| View / Desir: N - NONE | | | | Fpl: 1 | Rating: Average | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | | | | | | | | | | |
| Grade: C - Average | | | | CONDOS INFORMATION | | | | | | | | | | | | | |
| Year Blt: 1925 | Eff Yr Blt: | | | Location: | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | | | | | | | | | | |
| Jurisdict: | | Fact: | . | Floor: 1 - 1st Floor | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: 46.000000000 | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: 147 - 7105 | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: GV - Good-VG | 10. % | Exterior: | | No Unit | RMS | BRS | FL | | | | | | |
| Prim Int Wal 2 - Plaster | | | | Functional: | | Interior: | | 1 | 6 | 2 | 0 | | | | | | |
| Sec Int Wall: | | % | | Economic: | | Additions: | | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | Kitchen: | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Override: | | Baths: | | | | | | | | | | | |
| Sec Floors: | | % | | Total: | 10.8 % | Plumbing: | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | CALC SUMMARY | | | | Electrical: | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: 305.00 | | General: | | Totals | | | | | | | | | |
| Bsmnt Gar: | | | | Size Adj.: 1.34860277 | | | | 1 | 6 | 2 | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj.: 0.99732518 | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Adj \$ / SQ: 410.224 | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 68000 | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | Grade Factor: 1.00 | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | NBHD Inf: 0.94999999 | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | LUC Factor: 1.00 | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | Adj Total: 650338 | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | | Depreciation: 70236 | | | | | | | | | | | | | |
| | | | | Depreciated Total: 580101 | | | | | | | | | | | | | |
| MOBILE HOME | | | | WtAv\$/SQ: | | AvRate: | | Ind.Val: | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | Juris. Factor: | | | | Before Depr: | 389.71 | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| 3 | Garage | D | Y | 1 | 10X20 | A | AV | 1925 | 27.50 | T | 40 | 102 | | | 3,300 | | 3,300 |
| More: N | Total Yard Items: | 3,300 | Total Special Features: | | | Total: | 3,300 | | | | | | | | | | |
| AssessPro Patriot Properties, Inc | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | |